

Christy L. Brandon (#4833)
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Chapter 7 Trustee

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MONTANA

IN RE:)	
)	
STEVEN V. SANN,)	Case No. 14-61370-7
)	
Debtor.)	
_____)	

NOTICE OF INTENT TO SELL PROPERTY AT PRIVATE SALE

COMES NOW the Trustee in the above-captioned matter pursuant to F.R.B.P. 6004 and Mont. LBR 6004-1 and states as follows:

1. Christy L. Brandon is the duly qualified and acting Trustee in this case.
2. The Trustee received an offer of \$5,000.00 from Robert M. Braach and Dawn R. Braach, as joint tenants with right of survivorship, to purchase the Estate's 1/8 undivided interest in the following real property, "AS IS" and "WHERE IS", without warranties of any kind:

The Tenderfoot Placer Patented Lode Mining Claim designated as Mineral Survey #8892, embracing a portion of Section 3, Township 6 North, Range 16 West, P.M.M., Granite County, Montana; all according to patent recorded in Book 2 of Patents, page 610, State of Montana, County of Granite, on record at the Office of the Granite County Clerk and Recorder.

TOGETHER WITH a limited access easement for ingress and egress as described in Limited Access Easement Agreement recorded October 21, 2009, Document No. 58603, Roll – 65, Page – 402, land records of Granite County, Montana.

(the "Upper Tenderfoot Parcel"). The Upper Tenderfoot Parcel consists of approximately 25.604 acres of forest land off Upper Rock Creek Road, about 20 miles from Philipsburg. The parcel is long and skinny, with possibly one building site, making partitioning a challenge. The co-owners are Mr. and Mrs. Braach, Loren Rose and Pamela Rose. The co-owners do not wish to sell the Upper Tenderfoot Parcel at this time. The Debtor obtained the Estate's 1/8 undivided interest in the Upper Tenderfoot Parcel under a Quitclaim Deed recorded July 22, 2010, Document No. 59866, Roll – 66, Page – 713, from Mr. and Mrs. Braach. The property has not been appraised, but based on conversations the Trustee has had with realtor Kay Collins of Pintlar Territories Real Estate, Philipsburg, Montana, it appears likely that the Upper Tenderfoot Parcel would sell between \$100,000 to \$125,000. The Trustee believes that Mr. and Mrs. Braach's offer of \$5,000 for the Estate's 1/8 undivided interest in the Upper Tenderfoot Parcel is fair and equitable in light of the difficulties, administrative expenses (attorney's and realtor's fees and costs) and delay that the Estate would encounter with a Section 363(h) sale of the jointly owned property.

3. The Estate's interest in the property is subject to no known claims, liens or interests other than real property taxes, for which any unpaid and owing assessments attributable to the Estate's interest will be paid in full at the time of closing by the purchasers.

4. After receiving the sale proceeds, the Estate shall have no further interest in the Upper Tenderfoot Parcel.

NOTICE IS GIVEN that the Trustee will sell the Estate's interest in the Upper Tenderfoot Parcel upon the above terms and without further notice unless within 14 days of the mailing date below, the Trustee receives a bid exceeding the net to the Estate by at least \$1,000 and upon the same or more favorable terms to the Estate, or an interested party files a written objection to the sale, and sets forth the specific grounds for objection, with the Clerk of Court, U.S. Bankruptcy Court, District of Montana, Mike Mansfield Federal Building, 400 N. Main, Room 303, Butte, Montana 59701, AND mails a copy thereof to the Trustee, Christy Brandon, at P.O. Box 1544, Bigfork, Montana 59911.

If no request for hearing is filed but the Trustee receives any upset bids as required above within 14 days of the mailing date of this notice, the Trustee will notify all persons who have expressed an interest in purchasing the above property of the date, time and place of a meeting where the Trustee will conduct an auction and sell the property to the highest bidder without further notice.

WHEREFORE, the Trustee prays that the Court make its Order authorizing the Trustee to sell the subject property pursuant to the terms set forth above.

DATED this 29th day of March, 2018.

BRANDON LAW FIRM, PLLC

By: /s/ Christy L. Brandon
Christy L. Brandon
Chapter 7 Trustee

**NOTICE OF OPPORTUNITY TO RESPOND
AND REQUEST A HEARING**

If you object to the motion, you must file a written responsive pleading and request a hearing within fourteen (14) days of the date of the motion. The responding party shall schedule the hearing on the motion at least twenty-one (21) days after the date of the response and request for hearing and shall include in the caption of the responsive pleading in bold and conspicuous print the date, time and location of the hearing by inserting in the caption the following:

NOTICE OF HEARING

Date: _____

Time: _____

Location: _____

If no objections are timely filed, the Court may grant the relief requested as a failure to respond by any entity shall be deemed an admission that the relief requested should be granted.

DATED this 29th day of March, 2018.

BRANDON LAW FIRM, PLLC

By: /s/ Christy L. Brandon
Christy L. Brandon
Chapter 7 Trustee

CERTIFICATE OF SERVICE

I, the undersigned, certify under penalty of perjury that on this 29th day of March, 2018, a copy of the foregoing Notice was served electronically by the Court's ECF notice to all persons/entities requesting special notice or otherwise entitled to the same and that in addition service by mailing a true and correct copy, first class mail, postage prepaid, was made to the following persons/entities who are not ECF registered users:

STEVEN V. SANN PMB 210, 2120 S. RESERVE MISSOULA, MT 59801	CLARK COUNTY TREAS C/O BANKRUPTCY CLERK PO BOX 551220 LAS VEGAS, NV 89155-1220	HENRY SCHEIN 135 DURYEAR ROAD MELVILLE, NY 11747-3834	SETERUS P.O. BOX 2008 GRAND RAPIDS, MI 49501
STEVE AND TERRY SANN 4661 TORREY LANE STEVENSVILLE, MT 59870	CLASH MEDIA, INC. 100 PARK AVENUE #16 NEW YORK, NY 10017-5538	IRS P.O. BOX 7346 PHILADELPHIA, PA 19101	NV DMV ATTN: LEGAL DIV 555 WRIGHT WAY CARSON CITY, NV 89711
181 FREMONT, LLC PO BOX 1029 MENLO PARK, CA 94026-1029	COEUR D ALENE PRESS P.O. BOX 7000 COEUR D ALENE, ID 83816	MCDONALD CARANO WILSO 2300 W SAHARA AVE, #1200 LAS VEGAS, NV 89102-4395	STERLING SAVINGS BANK 111 N WALL SPOKANE, WA 99201-0609
ALLERGAN 12975 COLLECTIONS DR CHICAGO, IL 60693-0129	CORY R. LAIRD, ESQ. REEP BELL LAIRD SIMPSON P.O. BOX 16960 MISSOULA, MT 59808-6960	MCKESSON SPECIALTY P.O. BOX 841838 DALLAS, TX 75284-1838	SYNCHRONY BANK C/O RMSC 25 SE 2ND AVE SUITE 1120 MIAMI FL 33131-1605
ALTUS GLOBAL TRADE SOL 2400 VET MEM BLVD., #300 KENNER, LA 70062-8725	CT CORPORATION SYSTEM AMERICAN EXPRESS 3011 AMERICAN WAY MISSOULA MT 59808-1921	MERZ AESTHETICS DEPT. 2073 DENVER, CO 80291-0001	TIMOTHY J. RACICOT, ESQ. ASSISTANT U.S. ATTORNEY U.S. DEPT OF JUSTICE P.O. BOX 8329 MISSOULA, MT 59807-8329
AMERICAN EXPRESS BANK C/O BECKET AND LEE LLP POB 3001 MALVERN PA 19355-0701	DEPT OF EMPLOYMENT EMPL SECURITY DIVISION 500 EAST THIRD STREET CARSON CITY, NV 89713	MT DEPARTMENT OF LABOR WORKERS COMP COURT P.O. BOX 537 HELENA, MT 59624-0537	TITLE FINANCIAL SPECIALTY P.O. BOX 339 BLACKFOOT, ID 83221-0339
BANK OF AMERICA CORR UNIT/CA6-919-02-41 PO BOX 5170 SIMI VALLEY, CA 93062-5170	DEREK HART U.S. PROBATION U.S. D.C.T. MISSOULA 201 E. BROADWAY MISSOULA, MT 59802-4506	MDOR BANKRUPTCY UNIT P.O. BOX 7701 HELENA, MT 59604-7701	U.S. BANK HOME MTG A DIVISION OF U.S. BANK 4801 FREDERICA STREET OWENSBORO, KY 42301
BANK OF AMERICA P.O. BOX 961291 FORT WORTH, TX 76161	DILLARDS GE CAPITAL RETAIL BANK P.O. BOX 965022 ORLANDO, FL 32896-5022	MT DEPT. OF REVENUE ATTN: NICK MORTON P.O. BOX 7149 HELENA, MT 59604-7149	US BANK PO BOX 5229 CINCINNATI OH 45201-5229
BARCLAYS BANK DEL ATTN: BANKRUPTCY P.O. BOX 8801 WILMINGTON, DE 19899-8801	FNMA ROSICKI ROSICKI & ASSOC 51 EAST BETHPAGE ROAD PLAINVIEW, NY 11803-4224	MONTY BULLERDICK 2115 S. 12TH W. MISSOULA, MT 59801-4813	US SECURITIES & EXC COM BANKRUPTCY COUNSEL 444 S FLOWER ST STE 900 LOS ANGELES CA 90071
BILLING SERVICES GROUP 7411 JOHN SMITH DR #1500 SAN ANTONIO, TX 78229	FTC ASSOCIATE DIRECTOR DIVISION OF ENFORCEMENT 600 PENNSYLVANIA AVE NW MAIL DROP NJ-2122 WASHINGTON DC 20580	NEVADA DEPT OF TAXATION BK SECTION 555 E. WASH AVE. #1300 LAS VEGAS, NV 89101-1046	WELLS FARGO BANK, N.A. MAC: X2505-036 PO BOX 10438 DES MOINES, IA 50306-0438
BOYLE, DEVENY & MEYER 305 SOUTH 4TH EAST #200 MISSOULA, MT 59801-2701		NISSAN MOTOR ACCEPT PO BOX 660360 DALLAS, TX 75266-0360	WORDEN THANE, P.C. PATT DOUGHERTY, MATT CUFFE, COLLEN DOWDALL P.O. BOX 4747 MISSOULA, MT 59806-4747
CHASE PO BOX 15298 WILMINGTON, DE 19850-5298		PETER LACNY, ESQ. DATSOPOULOS MACDONA 201 W. MAIN STREET, #201 MISSOULA, MT 59802-4326	
CLARK COUNTY ASSESSOR BOX 551401 LAS VEGAS, NV 89155-1401	FORD MOTOR CREDIT CO PO BOX 62180 COLORADO SPR, CO 80962	SEARS/CBNA PO BOX 6283 SIOUX FALLS, SD 57117-6283	

/s/ Christy L. Brandon
Christy L. Brandon